

CHANGES IN THE SAN FRANCISCO

HOUSING INVENTORY

1968

San Francisco Department of City Planning, May 1969

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S U M M A R Y

1. New construction and demolition resulted in only minor net increases in the housing supply in 1968. The greatest net increase in units occurred in large apartment buildings of twenty or more units.
2. Only 1,406 housing units were added to the housing inventory in 1968. This was a slight increase over the previous year but significantly below the production level for the period 1960-1966.
3. Construction of single-family homes totaled 112 units or 8 percent of all units built in 1968. This figure represents the smallest number of single-family homes built in the 1960-1968 period.
4. The slump in new construction, which has been continuing since 1966, can be attributed to San Francisco's diminishing supply of vacant land for residential development, the concomitant costs of property acquisition and increases in the cost of construction.
5. Demolitions increased over the volumes for the last two years. There were 628 housing units demolished in 1968 compared to 523 units demolished last year and 404 in 1966.
6. Seven out of every ten units removed last year were the result of public actions. Most of these units were substandard housing in renewal areas.
7. Within San Francisco new construction and demolition activities were concentrated in certain areas of the City. The majority of districts experienced only slight changes in their housing supply.
8. All available information indicates that San Francisco is facing a severe housing shortage. The slump in new construction is likely to intensify current housing deficiencies. Both public and private actions in recent years have fallen far short of the levels of production needed to improve and expand the housing inventory.

INTRODUCTION

This is the third of an annual series of studies describing changes in San Francisco's housing inventory resulting from completed new construction, demolition, and conversion actions. These studies are intended to provide up-to-date information for use by both public agencies and private concerns. A year-by-year analysis of changes in the housing supply provides private investors with a measurement of the "effective market demand" for housing in San Francisco, the volume of investments in residential construction, and an indication of where changes in the housing stock have occurred. From the standpoint of public agencies and officials, the information contained in these reports can be a means of evaluating public policies and programs directed toward meeting San Francisco's housing needs. Information from previous housing inventory reports has been used in a number of studies and reports including the "Bay Area Transportation Study", the Bay Area System Simulation Study", the "Wisconsin Street Housing Study", the South Bayshore Study", and the "Workable Program for San Francisco."

Changes in the Housing Inventory--1968 incorporates data provided in earlier reports published for the years 1960-1966 and 1967. The current report provides, therefore, not only an indication of housing activity during the past year, but also a summary of all changes which have occurred since the last Census of Housing. Slight changes have been made in this year's report in the City's district boundaries. These changes have been made so that the districts conform to the general divisions now used by the Department of City Planning in its area planning program. These divisions, like those used in the past housing inventory reports, follow census tract boundaries to provide a common base with census information and other published data.

It should be noted that the Department of City Planning is supplementing and expanding its studies of housing in San Francisco through a special series of reports. These studies include (1) a background report of housing policies in San Francisco; (2) an analysis of current housing issues; (3) a special survey of vacancy, rents, prices, and housing conditions; and (4) a short-range Improvement Plan for Residence. These studies, together with this report, will provide the first comprehensive assessment of San Francisco housing needs since the 1960 U. S. Census.

Experience of the last two years strongly shows the need for continuing the present report and incorporating an annual survey of the housing market such as is being currently undertaken. New

Workable Program requirements of the Federal Government will render this expansion essential for recertification of federally assisted programs. The establishment of an on-going housing needs assessment would provide the Mayor's office, the Board of Supervisors, and other public and private concerns with an informed basis for decision-making in matters relating to San Francisco's critical housing problems.

SAN FRANCISCO HOUSING PROFILE

The yearly changes which occur in San Francisco's housing supply through new construction and demolition are closely related to the size and characteristics of the existing housing stock. New construction, for example, is largely a response to a market demand for housing which is not being satisfied by the standing inventory. In the period from 1960-1967, our previous studies have shown that the demand for apartments in the city has resulted in a significant increase in the existing inventory of units in large, ten or more unit apartment buildings. The total growth and basic changes in the housing inventory from 1960 through 1967 are summarized in Table 1.

Table 1

San Francisco Housing Stock, 1960 and 1967

Structure Type	1960		1967		Percent Increase 1960 and 1967
	Units	Percent	Units	Percent	
Single family	110,236	36	112,340	34	2
2	37,973	12	38,210	12	1
3-4	31,546	10	32,538	10	3
5-9	33,216	11	36,927	11	11
10 or more	97,565	31	110,305	33	13
Total	310,536	100	330,320	100	6.4

Source: San Francisco Department of City Planning, 1969.

The above figures show an overall increase of 6.4 percent in the number of housing units in San Francisco for the seven-year period. Single-family and other structures containing four units or less have slightly increased since 1960, while apartment buildings of five or more units have accounted for the major increases in the housing stock. The changes which occurred in 1968 in the housing supply reflect the general 1960-1967 trends.

Net Change in 1968

The net change in the housing inventory last year was slightly above the total for 1967, but again quite small in relation to the existing housing supply.

Table 2

Net Change in Housing Structures and Units, 1968*

Structure Type	No. of Structures	No. of Units
Single Family	1	1
2	-37	-74
3	-10	-30
4	14	56
5-9	-3	-16
10-19	2	41
20 or more	12	800
Total	-21	778

* New construction minus demolitions.

Source: San Francisco Department of City Planning, 1969.

Although there was a total net increase of 778 housing units in 1968, the number of residential buildings in San Francisco actually decreased. This was the result of a concentration of construction activity in a few large apartment buildings coupled with a concentration of demolition action in a greater number of small residential buildings. Consequently, the construction of a few large buildings offset the loss of units caused by demolition of smaller residential structures. For example, the table shows that in structures with fewer than 20 units there was an overall net loss of 33 structures and 22 units, while in structures with more than 20 units there was a net gain of 12 structures and 800 units. The minor net change in total units reflect a pattern of construction and demolition activity which has been continuing over the past few years. This change indicates new construction has decreased significantly from previous years while demolition actions have increased. In 1968, for instance, for every 100 units newly constructed, 45 were removed from the stock by various demolition actions. Factors underlying these trends will be discussed

in the pages which follow.

Combining last year's net changes in structures and units with the total inventory, the updated housing inventory for 1968 is derived. Table 3 shows the composition of the housing inventory as of December 31, 1968. Briefly, the San Francisco housing inventory is estimated at 331,098 units of which two-thirds are contained in multi-unit structures and one-third is single-family homes. Since 1960, the housing supply has increased by 6.6 percent or 20,562 units. Only 2,105 of the increase in units were single-family homes compared to an increase of almost 14,000 dwellings in structures of 10 or more units.

Table 3

San Francisco Housing Stock, December 31, 1968

Structure Type	No. of Units	Percent	Percent Increase 1960 to 1968
Single Family	112,341	34	2
2	38,136	11	1
3-4	32,564	10	3
5-9	36,911	11	11
10+	111,146	34	14
Total	331,098	100	6.6

Source: San Francisco Department of City Planning, 1969.

New Construction, 1968

There has been a growing concern in the past few years over the rate of new construction in San Francisco. This is based on the recognition that new construction is an important means of maintaining and improving the quality of the housing inventory. The addition of new units provides greater housing opportunities for the existing population, for new households who move to the city, and for those who live in substandard housing because there are no other alternatives. Although low-income families normally cannot afford newly constructed housing, they may indirectly benefit from the expansion of the housing inventory, provided that expansion is of significant volume. As some higher-income families move into new housing, the units they vacate become a potential resource for families who cannot afford new housing.

Beyond the need to increase housing opportunities, a certain volume of construction is essential to allow for the replacement of housing which becomes obsolete or substandard through aging, lack of maintenance, or natural calamities. The San Francisco Community Renewal Program pointed out an important relationship between age and condition, noting that almost all of the city's substandard housing was more than thirty years old. Because three-fourths of the housing units in San Francisco are more than thirty years of age, the need to maintain a high level of new construction to replace aging housing is a serious concern. Under Federal requirements, even substandard units cannot be replaced unless there is other housing available for families to be displaced.

According to records of the Department of Public Works, 24,433 housing units were constructed in San Francisco from 1960 to 1967. In 1967 the volume of new construction had dropped to 1,297 units, the lowest in the period. During 1968, records of final completions show that new construction increased slightly over production in 1967 totaling 1,406 units for the year. This small increase in new construction is still substantially below the average volume of construction (2,871 units) for the period from 1960 to 1966. Table 4 indicates the number of structures and units constructed annually since 1960. The number of units (1,406) constructed in 1968 amounts to only one-third of the units built in 1964 (4,638) when construction was at its peak. The total combined output of new units over the past two years is still lower than the yearly averages from 1962 to 1966.

Table 4
Residential Construction, 1960-1968
Number and Percent of Structure and Units by Year

Year	No. of Structures	Percent	No. of Units	Percent
1960	728	12.2	1,850	7.2
1961	794	13.3	2,360	9.1
1962	866	14.5	3,483	13.5
1963	982	16.5	3,552	13.7
1964	880	14.7	4,638	17.9
1965	751	12.6	4,253	16.5
1966	482	8.1	3,000	11.7
1967	247	4.1	1,297	5.0
1968	236	4.0	1,406	5.4
Total	5,966	100	25,839	100

Source: San Francisco Department of City Planning, 1969

Construction reports published by the Department of Commerce of all building permits issued in the nine-county Bay Area in 1968 indicate that San Francisco is considerably behind the other counties in the metropolitan area in the production of new housing. Based on their records of authorized construction, San Francisco ranked next to last in the nine-county area in 1968 in both volume and dollar value of residential building permits. Of the total 41,520 housing units authorized for construction in the Bay Area last year, only 3 percent, or 1,229, were located in San Francisco. Santa Clara was the leading county with 17,565 units authorized, or 42 percent of the Bay Area total. We can anticipate that residential construction in San Francisco completed during 1969 will continue to fall short of desired levels established by the Community Renewal Program, given the small number of building permits issued last year.

Certain general trends in new construction in San Francisco were repeated in 1968 even though the magnitude of activity was considerably less than in previous years. Since 1960 construction has been concentrated in large apartment buildings accompanied by a decrease in building of single-family homes. Table 5 shows that the number of structures and units constructed by structure type in 1968 follows this pattern.

Table 5
Residential Construction, 1968
Number and Percent of Structures and Units by Structure Type

Structure Type	Number of Structures	Percent	Number of Units	Percent
Single Family	112	47.7	112	8.0
2	41	17.3	82	5.8
3	17	7.2	51	3.6
4	26	11.0	104	7.4
5-9	18	7.6	125	8.9
10-19	10	4.2	132	9.4
20+	12	5.0	800	56.9
Total	236	100	1,406	100

Source: San Francisco Department of City Planning, 1969.

About 57 percent of the units constructed in 1968 were built in structures with twenty units or more compared to 8 percent built in single family homes. Altogether, nearly 1300 of the 1406 units constructed were built in multi-family dwellings. In fact, the 112 single family homes built last year represent the smallest number of such buildings constructed since 1960.

A number of factors have contributed to the slowdown in new construction and to the trend toward building high-density, multi-family structures. Perhaps two of the more important factors in this regard are San Francisco's limited size and diminishing resource of vacant land. Compared to other major cities across the country, San Francisco is one of the most densely populated and limited in area. Vacant land suitable for residential development is scarce. According to the 1961 - 1964 Land Use Survey between 1948 and 1964 the amount of vacant land in San Francisco, excluding tidelands, beaches, public open space and redevelopment areas, decreased by 2200 acres or from 3590 to 1370 acres. Prime developable land in large parcels have already been consumed. The 1370 acres of vacant land remaining in 1964 includes sites some of which are available and/or suitable for residential development and others which for a variety of reasons are not. In any case, it is apparent that all vacant land cannot be counted upon solely as a resource for residential development.

Because of the shortage of vacant land, property acquisition is extremely expensive. This makes most low density housing, especially single family housing, too costly to build. Developers and consumers cannot match prices in suburban areas where large tracts of undeveloped land are available at lower costs. Consequently, most new housing in San Francisco is built in multi-family structures to make maximum use of available sites and produce a greater return for the investor. Apartment construction in San Francisco is also a response to the changing composition of the City's population. There is an increasing number of young and elderly single persons in the city who have created a greater demand for rental housing. This has produced a greater number of studio and one bedroom units which are less expensive to construct than family housing.

Construction costs are another factor which has contributed to the slump in residential building activity. Nationally, the cost of construction in 1968 increased to 40 percent over the base years, 1957 - 1959, according to statistics furnished by the U. S. Department of Labor. As a case in point, the average estimated cost of building a single-family home in San Francisco jumped by \$1300, from \$29,600 to \$30,919, since last year. Average estimated construction costs for all structures built in 1968 are presented in Table 6. These do not include costs incurred for property acquisition, mortgage interest, taxes, insurance, or other related investment costs. Based on building costs alone, therefore, the price of constructing a single-family home in San Francisco averaged nearly \$31,000 in 1968. In view of these construction costs alone, it is obvious why it is so difficult to provide additional housing in the city that low- and moderate-income families can afford.

Table 6

Estimated Costs of Construction per Structure and Unit by Structure Type

Structure	Total Est. Costs	Average Cost/Str.	Average Cost/Unit
Single Family	\$3,462,880	\$30,919	\$30,919
2	1,963,000	47,878	23,939
3	1,001,000	58,882	19,627
4	1,631,400	62,746	15,687
5-9	1,833,600	101,867	14,669
10-19	1,716,600	171,660	13,005
20+	11,781,293	981,774	14,727
Total	23,389,773	99,109	16,636

Source: San Francisco Department of City Planning, 1969. From records of completed new construction in the Bureau of Building Inspection, Department of Public Works.

Demolition, 1968

Housing is demolished for a variety of reasons including age, condition, safety, and certain financial considerations. When housing becomes substandard or obsolete, it is generally desirable that these units be removed from the stock. Yet in times of a serious housing shortage, the life span of even deteriorated housing may be prolonged. For this reason, the growth and expansion of the housing supply is especially important because it provides an opportunity to remove and replace housing which is no longer suitable for residential use. In San Francisco, the recent slowdown in new residential construction has made the level of demolition activity a matter of concern. This concern is founded on the fact that demolition actions decrease the supply of low-cost housing and add to the problems of low-income families seeking suitable homes.

The dilemma caused by the need to remove substandard housing and at the same time to increase the supply of quality housing for low- and moderate-income households is further complicated by the scarcity of vacant land in San Francisco. In essence, the shortage of land for residential development requires that some existing housing be removed before new units can be constructed, but the demolition of existing housing requires an immediate supply of replacement housing to absorb displaced families. The shortage of vacant land also increases the value of land and residential demolition may frequently occur because the land is more valuable for other purposes. Studies indicate, for instance, that in areas where higher densities or uses are permitted many single-family homes have been removed to make way for new developments.

During 1968 a total of 157 residential structures containing 628 housing units were demolished by public and private actions in San Francisco. These totals do not include rooms in hotels and units in temporary public housing. (The latter, constructed during World War II and the Korean conflict, were vacated during the year in compliance with mandatory removal of temporary housing by 1970). While the volume of demolition activity in 1968 is not significant in relation to the total 331,000 units in the housing inventory, it does represent an increase over the preceding two years. Annual totals of structures and units demolished since 1960 are shown in Table 7. It should be noted that although the number of units removed last year is less than the peak of demolition activity during 1964 and 1965, new construction was at a high during those years thus minimizing the effect of removals. Consequently, demolitions have increased in relation to the number of units constructed and in 1968 actually exceeded new construction activity in numbers of structures.

Table 8 points out some important differences in the frequency with which various types of structures are demolished. Perhaps of greatest significance is the fact that one- and two-family dwellings comprise three-fourths of the units removed during the year. There were no structures of 20 or more units demolished (excluding hotels) and only eight structures with 10 or more units. As noted above, demolition often occurs for economic considerations. Single-family and small multi-family structures may be removed in order to re-use land for a development which will yield a greater return to the owner or investor. Sometimes, when certain improvements are required, it may be less costly to tear down a single- or two-family structure than it would be to carry out the improvements. On the other hand, where large apartment buildings are concerned, rehabilitation is usually a more feasible alternative. Such buildings are normally only demolished by public actions for reasons of health, safety and welfare.

Table 7
Demolition, 1960-1968
Number and Percent of Structures and Units by Year

Year	No. of Structures	Percent	No. of Units	Percent
1960	212	8.6	621	11.9
1961	216	8.7	481	9.2
1962	247	10.0	445	8.5
1963	356	14.4	618	11.8
1964	383	15.6	702	13.5
1965	393	15.9	799	15.3
1966	201	8.1	404	7.8
1967	204	8.3	523	10.0
1968	257	10.4	628	12.0
Total	2,469	100	5,221	100

Source: San Francisco Department of City Planning, 1969.

Table 8
Demolition, 1968
Number and Percent of Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single Family	111	43.2	111	17.7
2	78	30.3	156	24.8
3	27	10.5	81	12.9
4	12	4.7	48	7.6
5-9	21	8.2	141	22.5
10-19	8	3.1	91	14.5
20 +	0	0.0	0	0.0
Total	257	100	628	100

Source: San Francisco Department of City Planning, 1969.

Public actions account for 70 percent of the total units demolished in 1968. Altogether 160 residential structures were removed containing 439 units. Two-thirds of the units were contained in multi-family structures and one-third in single-family homes. Most of the housing demolished by public actions were sub-standard units in redevelopment areas. There were 408 units removed in redevelopment areas and 31 units removed during the year for other public improvements including highway widenings, rapid transit construction and community facilities. The units demolished in renewal areas will be replaced by new housing primarily for people with low and moderate incomes. A summary of all housing to be constructed by public action in the coming year can be found in the concluding section of this paper. Also, the Appendix includes a summary of all new housing planned and built in renewal areas.

Table 9

Demolition by Public Action, 1968
Number and Percent of Structures and Units by Structure Type

Structure	No. of Structures	Percent	No. of Units	Percent
Single Family	52	32.5	52	11.8
2	48	30.0	96	21.9
3	23	14.4	69	15.7
4	15	9.4	45	10.2
5-9	17	10.6	117	26.7
10-19	5	3.1	60	13.7
20+	0	0.0	0	0.0
Total	160	100	439	100

Source: San Francisco Department of City Planning, 1969.

Conversions, 1968

A limited amount of change in the housing inventory results from conversions of existing structures. Generally speaking, conversions refer to additions or deletions of units in existing buildings including gains or losses resulting from changes in the use of

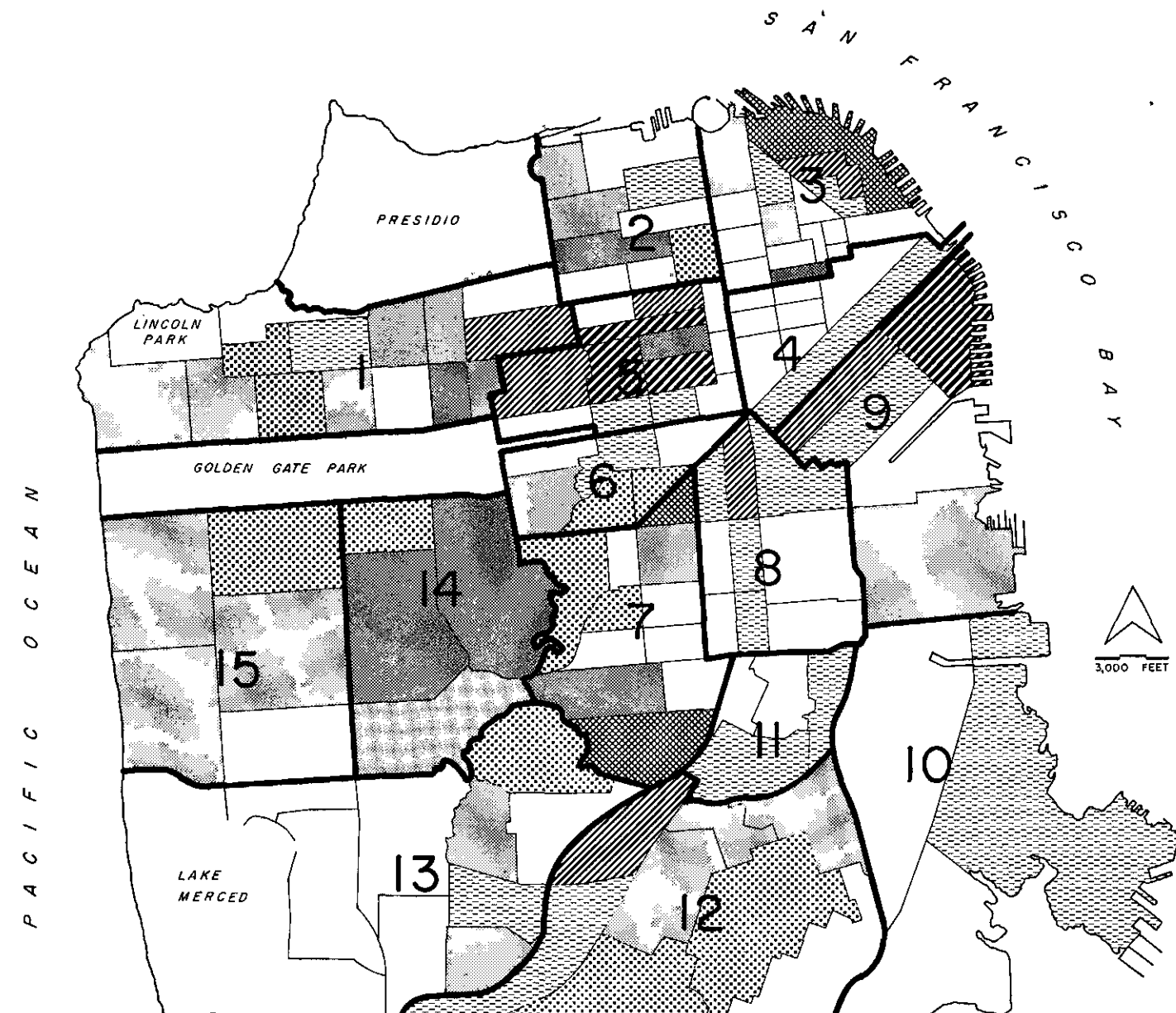
the building from residential to non-residential or vice versa. Conversions do not include alterations affecting building size or quality if they do not produce a change in the number of units the building contains. Many alterations are made each year to improve existing residences by remodeling the structure, adding additional rooms and so forth; however, unless these changes result in the addition or deletion of a housing unit, they do not quantitatively affect the housing supply.

Because conversions are often undertaken illegally, i.e., without a permit, it is difficult to establish exactly how many units are lost or gained through conversion actions. Studies indicate that legal conversions usually result in a decrease in the housing supply. Frequently, these units are illegally constructed and then eliminated through code enforcement actions. While there are some changes to the housing supply through conversions, the overall effect of such actions are insignificant. Official city records indicate a net loss of slightly more than 400 units since 1960. It is possible, of course, that many more units were added or deleted illegally. Because of the relative insignificance of conversions on the housing inventory and the lack of reliable information concerning these actions, they will not be analyzed at any further detail in this report.

CHANGES IN THE HOUSING INVENTORY BY DISTRICT

This section of the report illustrates the changes in the housing inventory by various districts in San Francisco. For purposes of analysis, the city has been divided into fifteen districts or planning divisions. These divisions represent major areas of the city used by the Department of City Planning in its area planning program. Each of the areas have been further subdivided into census tracts to illustrate differences in activity within districts. Following the district maps and tables is a summary of the most significant area changes. In addition, detailed tables of net change, new construction, and demolition by individual census tracts are provided in the appendix of the report. This statistical information furnishes a complete tabulation of all changes in the housing inventory which have occurred since the 1960 U. S. Census.

As could be expected, there are significant differences in the changes occurring in the various districts of the city. In some areas the housing stock has increased and in others it has declined, but perhaps of more significance is the fact that most areas have undergone little change. The differences among districts are indicated in the following tables in terms of changes in total units and changes in units by structure types. Separate tables are presented for net change, new construction, and demolition.



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NET CHANGE 1968 NUMBER OF HOUSING UNITS BY DIVISION AND CENSUS TRACT









	NUMBER OF TRACTS	DIVISIONS
	-26 TO -149	4
	-6 TO -25	7
	-1 TO -5	18
	0	54
	1 TO 5	22
	6 TO 25	12
	26 TO 125	7
	126 TO 433	3

Table 10

San Francisco Districts in Rank Order
of Net Change in Units, 1968

Rank	Map No.	District	No. of Units
1	3	Northeast	466
2	7	Central	348
3	14	Inner Sunset	160
4	1	Richmond	74
5	2	Marina	53
6	6	Buena Vista	19
7	12	South Central	16
8	15	Outer Sunset	15
9	13	Ingleside	11
10	10	South Bayshore	-1
11	4	Downtown	-3
12	11	South Central	-4
13	8	Mission	-17
14	9	South of Market	-57
15	5	Western Addition	-302
Total			778

Source: San Francisco Department of City Planning, 1969.

TABLE 11

San Francisco Districts in Rank Order of Net Change in Units by Structure Type, 1968

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Central	35	Central	59	Central	88	Marina	58	Northeast	463
2	South Central	13	Richmond	35	Richmond	16	Central	46	Central	120
3	Ingleside	7	Inner Sunset	35	Inner Sunset	8	Richmond	18	Inner Sunset	110
4	Inner Sunset	7	Outer Sunset	16	Buena Vista	6	Inner Sunset	0	Western Addition	84
5	Marina	1	Buena Vista	12	Downtown	0	Buena Vista	0	Richmond	23
6	Buena Vista	1	Northeast	9	Mission	0	Downtown	0	Marina	0
7	South Bayshore	0	Ingleside	4	South Bayshore	0	South Bayshore	0	Buena Vista	0
8	Northeast	-1	South Central	3	Bernal Heights	0	Bernal Heights	0	Downtown	0
9	Bernal Heights	-1	Downtown	0	South Central	0	South Central	0	South Bayshore	0
10	Outer Sunset	-1	South Bayshore	-1	Ingleside	0	Ingleside	0	Bernal Heights	0
11	Mission	-2	Bernal Heights	-3	Outer Sunset	0	Outer Sunset	0	South Central	0
12	Downtown	-3	Mission	-5	Marina	0	Northeast	0	Ingleside	0
13	South of Market	-4	Marina	-6	Northeast	-5	South of Market	0	Outer Sunset	0
14	Richmond	-18	South of Market	-29	South of Market	-24	Mission	-10	South of Market	0
15	Western Addition	-33	Western Addition	-177	Western Addition	-105	Western Addition	-71	Mission	0
Totals		+1			-48	-16			41	800

Source: San Francisco Department of City Planning, 1969

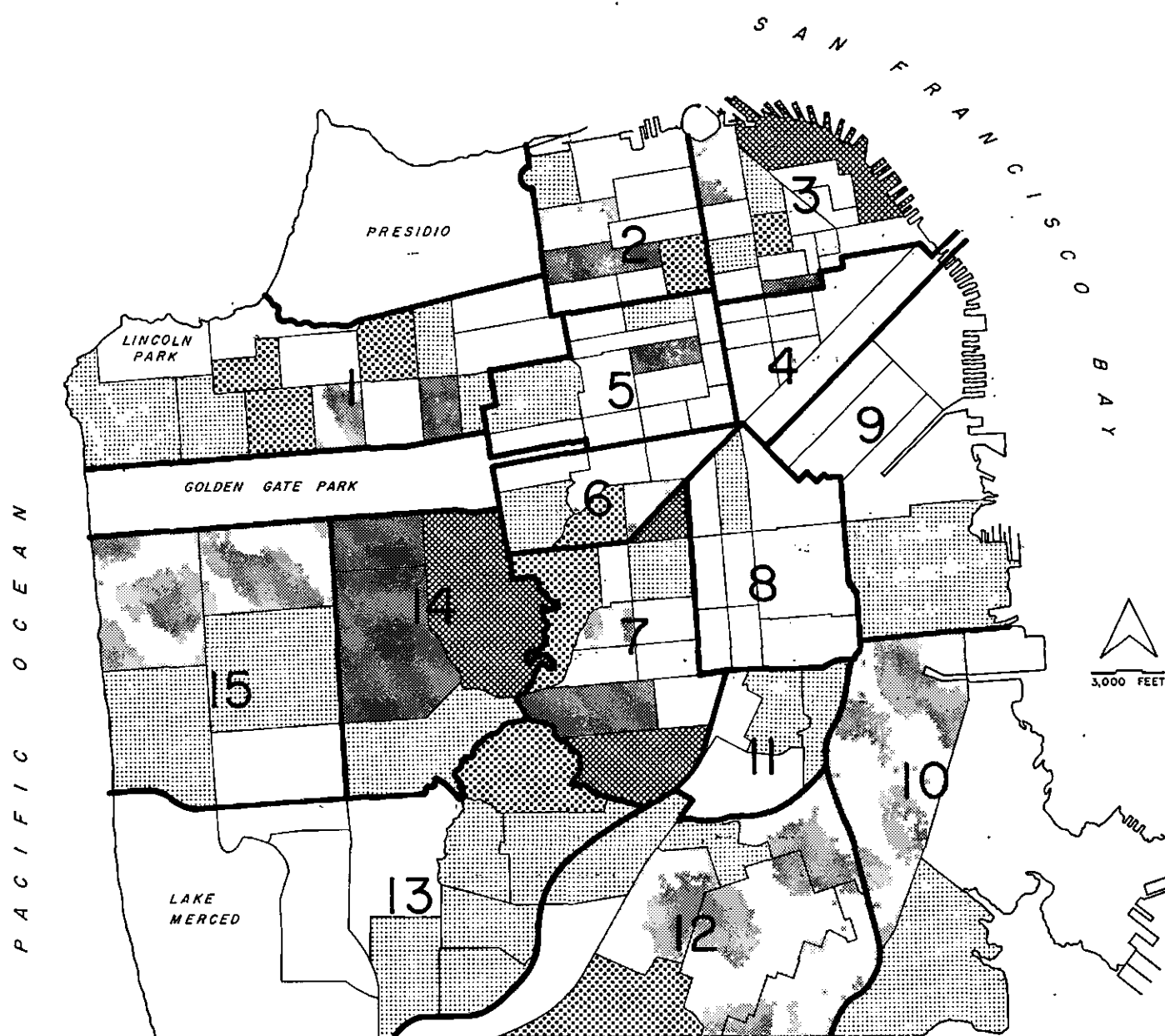
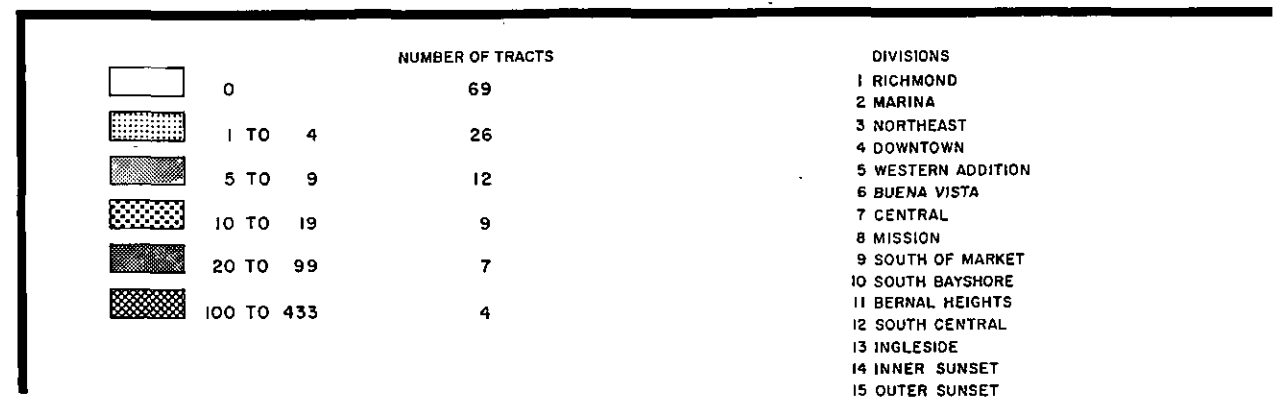


Table 12
San Francisco Districts in Rank Order of Number
and Percent of Units Constructed, 1968

District	Rank	No. of Units	Percent
Northeast	1	486	34.6
Central	2	351	25.0
Inner Sunset	3	178	12.7
Richmond	4	113	8.0
Western Addition	5	92	6.5
Marina	6	64	4.6
South Central	7	39	2.8
Buena Vista	8	26	1.8
Ingleside	9	20	1.4
Outer Sunset	10	19	1.3
South Bayshore	11	7	.5
Bernal Heights	12	5	.4
South of Market	13	3	.2
Mission	14	3	.2
Downtown	15	0	0.0
Total		1,406	100.0

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NEW CONSTRUCTION 1968
NUMBER OF HOUSING UNITS BY DIVISION AND CENSUS TRACT



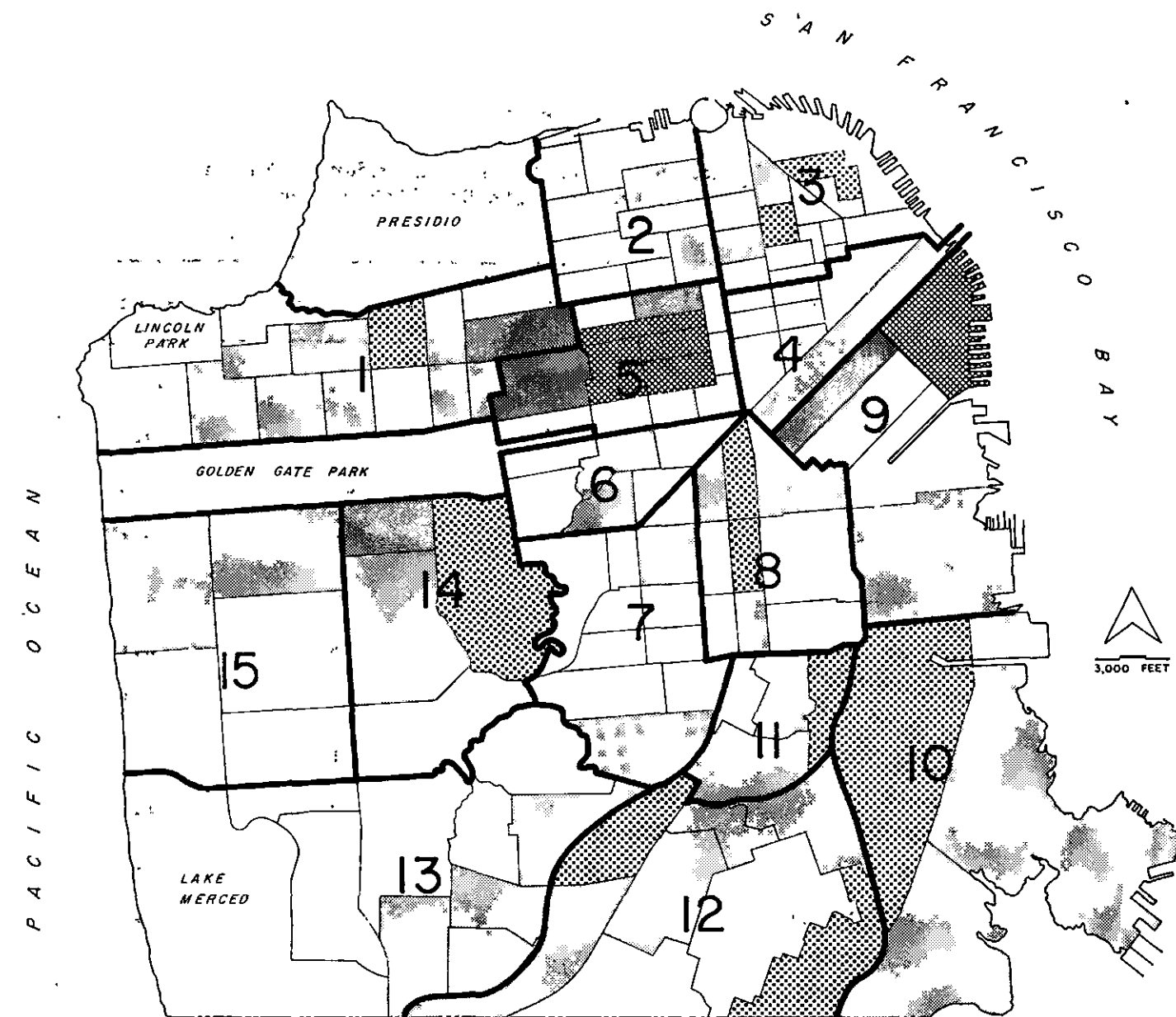
Source: San Francisco Department of City Planning, 1969.

TABLE 13

San Francisco Districts in Rank Order of Units Constructed by Structure Type, 1968

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Central	38	Central	59	Central	88	Marina	58	Northeast	463
2	South Central	32	Inner Sunset	47	Richmond	16	Central	46	Central	120
3	Ingleside	16	Richmond	46	Inner Sunset	8	Richmond	28	Inner Sunset	110
4	Inner Sunset	13	Buena Vista	19	Northeast	7	Inner Sunset	0	Western Addition	84
5	South Bayshore	5	Outer Sunset	16	Buena Vista	6	Northeast	0	Richmond	23
6	Outer Sunset	3	Northeast	15	Outer Sunset	0	Buena Vista	0	Marina	0
7	Marina	2	Western Addition	8	Western Addition	0	Outer Sunset	0	Buena Vista	0
8	Northeast	1	South Central	7	South Central	0	Western Addition	0	Outer Sunset	0
9	Buena Vista	1	Marina	4	Marina	0	South Central	0	South Central	0
10	Bernal Heights	1	Bernal Heights	4	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
11	Downtown	0	Ingleside	4	Ingleside	0	Ingleside	0	Ingleside	0
12	Richmond	0	Mission	3	Mission	0	Mission	0	Mission	0
13	Western Addition	0	South of Market	3	South of Market	0	South of Market	0	South of Market	0
14	South of Market	0	South Bayshore	2	South Bayshore	0	South Bayshore	0	South Bayshore	0
15	Mission	0	Downtown	0	Downtown	0	Downtown	0	Downtown	0
Totals		112		237		125		132		800

Source: San Francisco Department of City Planning, 1969



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

DEMOLITIONS-1968

NUMBER OF HOUSING UNITS BY DIVISION AND CENSUS TRACT

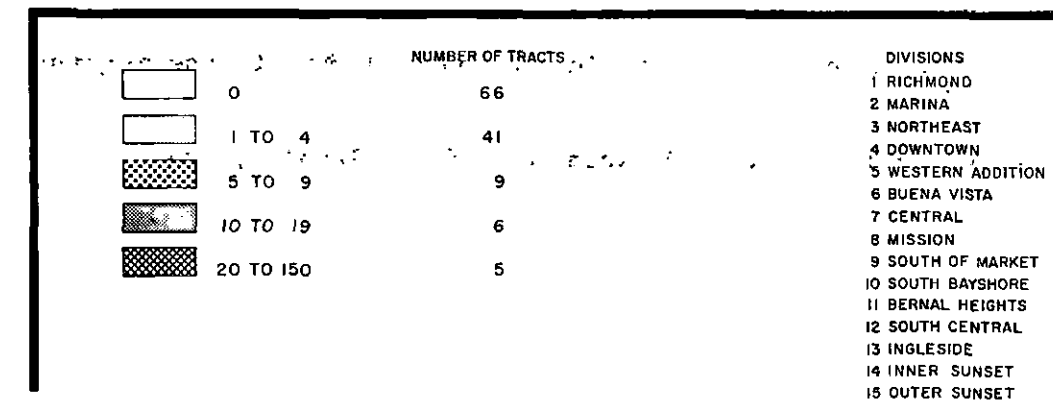


Table 14

San Francisco Districts in Rank Order of Number
and Percent of Units Demolished, 1968

District	Rank	No. of Units	Percent
Western Addition	1	394	62.7
South of Market *	2	60	9.6
Richmond	3	46	7.3
South Central	4	23	3.7
Mission	5	20	3.2
Inner Sunset	6	18	2.9
Northeast	7	13	2.1
Marina	8	11	1.7
Bernal Heights	9	9	1.4
Ingleside	10	9	1.4
South Bayshore	11	8	1.3
Buena Vista	12	7	1.1
Outer Sunset	13	4	.6
Central	14	3	.5
Downtown	15	3	.5
Total		628	100.0

* Not including hotel rooms in the South of Market Redevelopment Area.

Source: San Francisco Department of City Planning, 1969.

Table 15

San Francisco Districts in Rank Order of Units Demolished by Structure, 1968

Rank	Structure Type							
	Single Family		2-4		5-9		10-19	
	District	Units	District	Units	District	Units	District	Units
1	Western Addition	33	Western Addition	185	Western Addition	105	Western Addition	71
2	Richmond	19	South of Market	32	South of Market	24	Richmond	10
3	South Central	19	Inner Sunset	12	Northeast	6	Mission	10
4	Ingleside	9	Richmond	11	Richmond	6	South of Market	0
5	Inner Sunset	6	Marina	10	Inner Sunset	0	Northeast	0
6	South Bayshore	5	Mission	8	Marina	0	Inner Sunset	0
7	South of Market	4	Buena Vista	7	Mission	0	Marina	0
8	Outer Sunset	4	Bernal Heights	7	Buena Vista	0	Buena Vista	0
9	Central	3	Northeast	6	Bernal Heights	0	Bernal Heights	0
10	Downtown	3	South Central	4	South Central	0	South Central	0
11	Mission	2	South Bayshore	3	South Bayshore	0	South Bayshore	0
12	Bernal Heights	2	Central	0	Central	0	Central	0
13	Northeast	1	Ingleside	0	Ingleside	0	Ingleside	0
14	Marina	1	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
15	Buena Vista	0	Downtown	0	Downtown	0	Downtown	0
Totals		111		285		141		91

Source: San Francisco Department of City Planning, 1969

DISTRICT HIGHLIGHTS

Net Change

Of the fifteen districts shown in the preceding maps and tables, there were nine areas with a net increase in units in 1968 and six areas with a net decrease. Among areas in the city with a net gain in units, the greatest increases occurred in the Northeast and Central districts. In the Northeast area the net change in units occurred almost completely in large apartment complexes, while changes in the Central area occurred in a variety of structure types. Other areas with notable net increases in housing were the Inner Sunset, Richmond, and Marina districts. Increases in the Buena Vista, South Central, Outer Sunset, and Ingleside areas were relatively insignificant. Considering areas with a net decrease in housing during 1968, the greatest loss in units occurred in the Western Addition with a total net loss of 302 housing units. A decrease of 57 units, not including hotel rooms, ranked the South of Market area second in net losses. Very slight net decreases also occurred in the Mission, South Central, Downtown, and South Bayshore communities.

New Construction

Residential construction was heavily concentrated in two areas of San Francisco in 1968, the Northeast and Central districts. The Northeast area contained more than one-third of all new units completed in the city last year. This was primarily the result of the final completion of the North Point apartment development consisting of five structures with 430 units. Second in new units, the Central district contained 25 percent of all units constructed in 1968. Unlike the Northeast area, construction in the Central district occurred in a range of structure types. As a case in point, more single-family and small multi-family structures were built in the Central area than in any other part of the city. In the Inner Sunset, third highest ranking area, completion of the Woodside low-rent housing for the elderly accounted for 110 of the 178 units constructed. Noteworthy increases in apartment units occurred in the Richmond area. Among the remaining areas, residential construction was limited to less than 100 units. In fact, in five districts combined -- South Bayshore, Bernal Heights, South of Market, Mission, and Downtown -- a total of less than 20 units were built in 1968.

Demolition

Demolitions in San Francisco were markedly concentrated in two districts of the city because of public actions. Of most

significance is the fact that 63 percent of all housing units demolished in 1968 were in the Western Addition. The South of Market area contained an additional 10 percent of the city-wide demolitions, not including a sizable number of hotel rooms which are not considered in this report. Both the Western Addition and the South of Market are redevelopment areas accounting for the concentration of demolition action. Except for the Richmond district, where for the past several years many single-family units have been removed and replaced with higher density housing, residential demolitions in the other areas of San Francisco were limited in number and evenly distributed. Table 16 contains the adjusted housing inventory by district as a result of all changes in the housing stock during 1968.

Table 16

The 1968 Housing Inventory
by District and Structure Type

Map No.	District Name	Single Family	Units Structure		Total
			2-4	5 or More	
1	Richmond	12,273	11,464	8,750	32,487
2	Marina	3,242	5,707	15,246	24,195
3	Northeast	2,100	7,664	29,570	39,334
4	Downtown	381	317	35,922	36,620
5	Western Addition	2,471	7,183	16,437	26,091
6	Buena Vista	2,302	6,620	7,975	16,897
7	Central	8,269	8,418	5,075	21,762
8	Mission	3,173	8,253	10,431	21,857
9	South of Market	2,202	2,021	4,539	8,762
10	South Bayshore	5,703	1,530	3,643	10,876
11	Bernal Heights	4,883	2,525	752	8,160
12	South Central	18,973	1,647	1,856	22,476
13	Ingleside	16,550	761	2,656	19,967
14	Inner Sunset	9,783	3,351	3,356	16,490
15	Outer Sunset	19,641	2,585	1,597	23,823

* Does not include units in the Presidio, Lincoln Park, Lake Merced, and other areas excluded from this study.

Source: San Francisco Department of City Planning, 1969.

CONCLUSIONS AND IMPLICATIONS

While up-to-date information concerning housing needs will not be available until completion of a field survey now being carried out by the Department of City Planning, it is clear that San Francisco is facing a serious housing shortage. Several factors indicate the extent and urgency of the need for housing. The 1960 Census, the last comprehensive survey of housing conditions in San Francisco, found that there were 45,000 households in substandard housing. Approximately 15,000 or one-third of housing units were rated as seriously substandard. To meet the long-range need to replace and upgrade these substandard units, the Community Renewal Program recommended in 1965 an annual rate of private construction of 3,400 units per year for a six-year period as a minimum target. Moreover, the CRP estimated that at least 725 units per year of the new units constructed should be housing for moderate-income families. These units would be essential to curtail the movement of families to the suburbs and to improve the living conditions of moderate-income families who could not find standard housing in the city at prices they could afford. In brief, the total target for private construction for the six years from 1966-1972 was 20,400 units.

Notwithstanding the estimated number of new units which are required through private construction to upgrade and improve the housing stock, there is an immediate need for increased public actions to expand the supply of standard, low-income housing. The San Francisco Housing Authority has indicated in this regard that there is a current waiting list of 4,300 households for public housing. The standing inventory of public housing amounts to only 5,736 units or about one and one-half percent of the total housing stock. Officials of the Housing Authority indicate that the wait for vacancy in some projects is as long as five to ten years. The need to expand the supply of low-cost housing is becoming even more urgent since low-income families will be the most adversely affected by rising costs cited in this report.

The changes in the housing inventory over recent years contrast sharply with the above estimates of required private and public actions. In the last two years, private construction has averaged 1,300 units per year, or 2,100 units per year short of the volume estimated by the CRP to be required to upgrade and improve the housing stock. Of the units which have been constructed, the majority were studio and one-bedroom apartments in large buildings of twenty or more units. Housing suitable for families with children has been built only in limited quantities because of the scarcity of land and high costs of construction previously noted.

The slowdown in new construction has increased the competition for existing units and made the removal of substandard housing more difficult. Greater volumes of new construction are needed to increase opportunities for people of all income levels and to eliminate deficiencies in the existing inventory. Public actions directed toward increasing the supply of low- and moderate-income housing have also fallen short of the need. In 1967, no new moderate-income or public housing were completed in San Francisco. During 1968, only 110 units of low-rent housing for the elderly were completed and again no new units of moderate-income housing. As a matter of fact, since 1960 only 1,587 public housing units and 331 moderate-income units have been completed.

Building permits during 1968 and the first quarter of 1969 indicate that the slump in private residential construction is continuing. On the brighter side, it should be noted that 134 public housing units and 493 moderate-income units are expected to be completed this year. The combined total of 637 units resulting from public action will be the greatest yearly increase in low- and moderate-income housing in the 1960-1969 period.

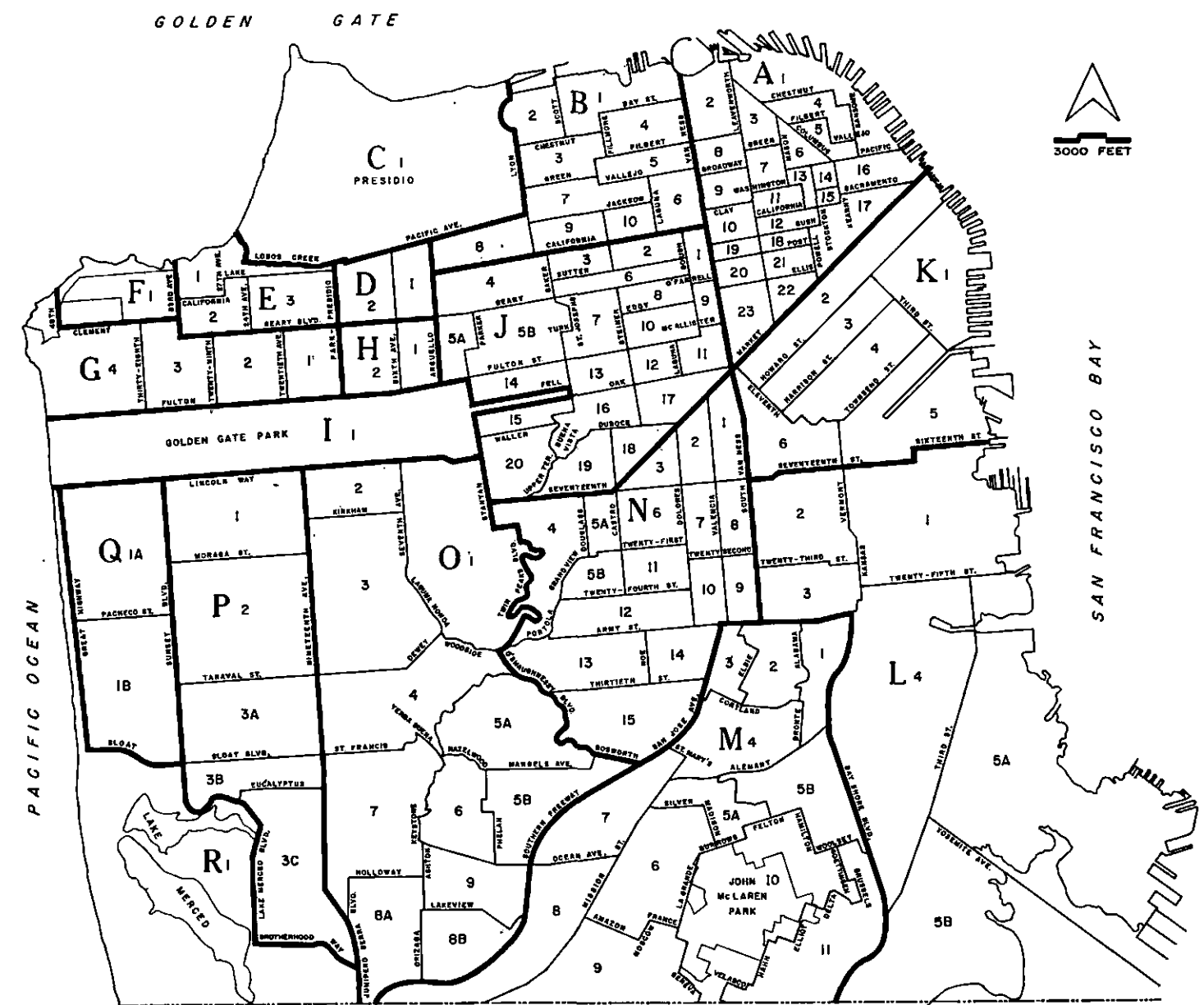
In conclusion, it is obvious that new policies and incentives are needed to encourage the private market to build more new housing. It is also clear that a greater reliance on public actions may be necessary to provide for the needs of San Francisco's low- and moderate-income families.

A P P E N D I X

HOUSING UNITS PLANNED AND BUILT
IN RENEWAL AREAS

Project Area	Housing at Market Rate Interest		Housing at Below Market Rate Interest		Public Housing		Total	
	Planned	Built	Planned	Built	Planned	Built	Planned	Built
Diamond Heights	2,294	504	435	0	0	0	2,729	504
Golden Gateway	2,258	1,254	0	0	0	0	2,258	1,254
Western Addition A-1	1,303	1,003	491	331	0	0	1,794	1,334
Western Addition A-2	1,400	0	2,800	0	200	0	4,400	0
Hunters Point	723	0	1,468	0	0	0	2,191	0
Yerba Buena	0	0	0	0	450	0	450	0
TOTAL	7,978	2,761	5,194	331	650	0	13,882	3,092

Source: San Francisco Redevelopment Agency, May 1968.



1960 CENSUS TRACTS

APPENDIX TABLE A
NET CHANGE BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1968

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	2,105	2,105	82	164	-44	-132	288	1,152	562	3,872	366	4,609	140	8,848	3,499	20,618
A1	3	3	-1	-2	1	3	0	0	1	8	1	12	7	520	12	544
2	-7	-7	2	4	2	6	1	4	5	32	1	12	3	343	7	394
3	5	5	3	6	0	0	1	4	3	16	0	0	3	156	15	187
4	-9	-9	1	2	1	3	0	0	1	11	4	55	1	90	-1	152
5	-1	-1	-1	-2	0	0	-1	-4	1	6	2	30	0	0	0	29
6	-1	-1	-3	-6	-1	-3	1	4	2	14	3	40	1	194	2	242
7	-4	-4	-1	-3	4	12	0	0	4	26	0	0	3	207	6	239
8	-3	-3	0	0	2	6	1	4	4	25	3	45	1	36	8	113
9	-4	-4	1	2	0	0	0	0	1	6	3	41	1	27	2	72
10	0	0	-1	-2	-2	-6	0	0	-1	-5	0	0	-1	-20	-5	-33
11	-2	-2	-1	-2	2	6	0	0	0	-4	-1	-12	1	250	-1	236
12	0	0	0	0	0	0	0	0	0	0	-1	-16	2	352	1	336
13	0	0	0	0	0	0	0	0	0	0	1	13	1	42	2	55
14	0	0	-1	-2	0	0	0	0	1	8	-2	-30	0	0	-2	-24
15	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1,086	36	1,146
17	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	-1	-1	0	0	0	0	0	0	0	0	0	0	2	68	1	67
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
23	0	0	0	0	0	0	0	0	0	0	0	0	1	782	1	782
B1	1	1	0	0	0	0	3	17	3	48	0	0	0	0	7	66
2	2	2	0	0	0	0	0	0	2	15	0	0	0	0	4	17
3	-3	-3	-1	-2	2	6	-1	-4	2	15	5	69	2	45	6	126
4	-6	-6	-3	-6	-4	-12	1	4	14	107	4	53	1	24	7	164
5	-8	-8	-9	-18	1	3	2	8	5	39	7	94	2	45	0	163
6	-3	-3	-4	-8	-3	-9	0	0	3	20	10	131	6	371	9	502
7	-2	-2	-1	-2	0	0	-1	-4	2	18	4	54	2	41	4	105
8	0	0	-5	-10	1	3	0	0	0	1	1	16	0	0	-3	10
9	-6	-6	-5	-10	-1	-3	3	12	5	38	10	121	0	0	6	152
10	-8	-8	-11	-22	-8	-24	-4	-16	5	35	3	41	2	119	-21	125
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	-19	-19	-12	-24	-3	-9	4	16	16	106	3	37	1	24	-10	131
2	-32	-32	-11	-22	-1	-3	5	20	30	182	8	109	0	0	-1	254
E1	7	7	-1	-2	0	0	-1	-4	4	26	0	0	0	0	9	27
2	-35	-35	-3	-6	1	3	12	48	27	165	15	191	2	45	19	411
3	-47	-47	-5	-10	-6	-18	13	52	38	225	12	168	1	21	6	391
F1	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
G1	-20	-20	0	0	-1	-3	8	32	7	40	2	22	2	48	-2	119
2	-21	-21	-1	-2	0	0	8	32	24	153	3	34	2	51	15	247
3	-14	-14	26	52	0	0	4	16	9	68	5	52	0	0	30	174
4	-18	-18	13	26	2	6	2	8	18	116	8	112	1	24	26	274
H1	-23	-23	-1	-2	-5	-15	2	8	17	112	5	71	2	43	-3	194
2	-19	-19	-4	-8	-2	-6	0	0	16	112	4	60	0	0	-5	139
I1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Net Change - Continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
J1	-4	-4	-1	-2	-1	-3	-1	-4	-1	-6	-2	-24	3	77	-7	34
2	-13	-13	-11	-22	-9	-27	-2	-8	1	10	4	55	3	99	-27	94
3	-6	-6	-6	-12	-1	-3	0	0	0	0	0	0	0	0	-13	-21
4	-14	-14	-3	-6	1	3	1	4	7	51	2	23	0	0	-6	61
5A	-12	-12	-1	-2	-3	-9	1	4	7	45	6	87	0	0	-2	113
5B	-11	-11	-2	-4	3	9	6	24	10	64	3	34	0	0	9	116
6	-8	-8	-16	-32	-10	-30	-1	-4	-2	-15	-1	-6	2	201	-36	106
7	-14	-14	-16	-32	-10	-30	-5	-20	-3	-21	-3	-34	5	167	-46	16
8	-7	-7	-16	-32	-11	-33	-3	-12	-5	-28	4	62	9	375	-29	325
9	-2	-2	-2	-4	-1	-3	-1	-4	-3	-20	0	0	2	227	-7	194
10	-21	-21	-23	-46	-4	-12	-7	-28	-7	-49	-2	-20	2	231	-62	55
11	-1	-1	-4	-8	-2	-6	1	4	-1	-6	-1	-13	0	0	-8	-30
12	0	0	-2	-4	-1	-3	2	8	2	22	7	102	3	70	11	195
13	-4	-4	-2	-4	0	0	1	4	0	5	0	0	0	0	-5	1
14	-6	-6	-7	-14	-2	-6	0	0	1	8	0	0	0	0	-14	-18
15	-2	-2	-1	-2	0	0	1	4	-1	-15	4	44	0	0	1	29
16	-1	-1	2	4	-4	-12	1	4	5	36	2	27	0	0	5	58
17	-3	-3	-6	-12	-1	-3	1	4	9	59	12	187	3	75	15	307
18	-4	-4	-3	-6	-1	-3	0	0	-1	-11	-1	-12	0	0	-10	-36
19	-4	-4	54	108	5	15	0	0	4	30	4	67	3	99	66	315
20	-5	-5	7	14	3	9	3	12	5	34	2	24	1	21	16	109
K1	-5	-5	-5	-10	-4	-12	-2	-8	-5	-29	0	0	0	0	-21	-64
2	-3	-3	-5	-10	-1	-3	-1	-4	-2	-14	0	0	-1	-120	-13	-154
3	-3	-3	-2	-4	-4	-12	-2	-8	-2	-12	-1	-10	0	0	-14	-49
4	-7	-7	-7	-14	0	0	0	0	-1	-6	0	0	0	0	-15	-27
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	-9	-9	-4	-8	-2	-6	0	0	-5	-30	-1	-12	0	0	-21	-65
L1	-30	-30	16	32	3	9	12	48	2	2	3	41	0	10	6	112
2	-21	-21	-4	-8	0	0	7	28	2	17	2	29	2	60	-12	105
3	-11	-11	-4	-8	-1	-3	3	12	2	15	0	0	2	46	-9	51
4	51	51	4	8	-1	-3	8	32	1	6	2	20	0	0	65	114
5A	17	17	3	6	0	0	2	8	0	-6	6	72	0	0	28	97
5B	63	63	0	0	0	0	0	0	23	156	-1	46	0	0	85	265
M1	69	69	14	28	2	6	6	24	2	16	0	0	0	0	93	143
2	39	39	8	16	1	3	1	4	3	19	0	0	0	0	52	81
3	-3	-3	-7	-14	-1	-3	4	16	0	3	2	30	0	0	-5	29
4	37	37	16	32	0	0	6	24	5	27	3	30	0	0	67	150
5A	45	45	-1	-2	0	0	0	0	1	6	0	0	0	0	45	49
5B	23	23	7	14	1	3	1	4	6	46	0	0	0	0	38	90
6	111	111	2	4	2	6	6	24	3	18	0	0	0	0	124	163
7	-26	-26	-2	-4	1	3	1	4	3	10	-1	-21	-11	-21	-35	-55
8	-9	-9	5	10	1	3	6	24	4	29	2	24	2	49	11	130
9	264	264	1	2	0	0	1	4	3	23	2	30	0	0	271	323
10	158	158	3	6	0	0	10	40	1	6	1	10	0	0	173	220
11	376	376	10	20	2	6	0	0	4	27	4	47	1	573	397	1,049

Net Change - Continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
N1	-4	-4	-5	-10	-2	-6	-2	-8	-5	-29	-1	-10	0	0	-19	-67
2	-3	-3	-2	-4	-1	-3	3	12	3	22	2	22	2	134	4	180
3	-6	-6	-3	-6	0	0	2	8	9	59	0	0	4	183	6	238
4	-1	-1	23	46	15	45	16	64	28	185	59	759	5	143	145	1,241
5A	-7	-7	2	4	1	3	-2	-8	5	40	2	30	1	26	2	88
5B	-11	-11	10	20	-1	-3	3	12	9	63	3	38	3	87	16	206
6	5	5	1	2	3	9	0	0	9	57	4	53	1	30	23	156
7	-7	-7	-2	-4	-1	-3	4	16	5	34	2	29	3	63	4	128
8	-5	-5	-8	-16	0	0	4	16	1	8	1	11	2	81	-5	95
9	-9	-9	-18	-36	-2	-6	1	4	0	0	2	29	0	0	-26	-18
10	-9	-9	-5	-10	-1	-3	8	32	9	81	2	27	0	0	4	118
11	4	4	4	8	0	0	1	4	7	44	3	44	1	30	20	134
12	-15	-15	7	14	1	3	13	52	7	44	3	42	4	91	20	231
13	271	271	27	54	1	3	6	24	5	31	9	116	0	0	319	499
14	-25	-25	1	2	-2	-6	17	68	15	101	7	77	0	0	13	217
15	119	119	9	18	2	6	12	48	11	82	5	56	0	0	158	329
01	283	283	2	4	0	0	17	68	10	67	15	284	4	285	331	991
2	-51	-51	-13	-26	-1	-3	15	60	43	264	16	202	2	57	11	503
3	148	148	32	64	4	12	11	44	5	37	5	62	1	24	206	391
4	46	46	1	2	0	0	0	0	0	0	0	0	0	0	47	48
5A	400	400	2	4	0	0	0	0	0	0	0	0	0	0	402	404
5B	62	62	3	6	3	9	5	20	3	17	4	60	2	44	82	218
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	16	16	1	2	0	0	0	0	0	0	0	0	1	40	18	58
8A	81	81	4	8	0	0	1	4	1	6	1	16	0	0	88	115
8B	79	79	4	8	1	3	0	0	2	14	1	12	0	0	87	116
9	14	14	2	4	0	0	1	4	3	21	0	0	0	0	20	43
F1	-4	-4	1	2	3	9	8	32	14	97	4	46	1	27	27	209
2	7	7	0	0	1	3	1	4	2	14	3	35	0	30	14	93
3A	17	17	0	0	0	0	2	8	0	0	1	17	0	0	20	42
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	-3	-3	23	46	-1	-3	14	56	27	179	6	77	1	24	67	376
1B	28	28	11	22	1	3	0	0	6	35	1	18	3	66	50	172
R1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: San Francisco Department of City Planning.

APPENDIX TABLE B
NEW CONSTRUCTION BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1968

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	3,643	3,643	579	1,158	108	324	358	1,432	718	4,738	413	5,399	149	9,145	5,968	25,839
A1	4	4	0	0	1	3	0	0	2	13	1	12	7	520	15	552
2	1	1	6	12	2	6	1	4	5	32	1	12	3	343	19	410
3	6	6	5	10	0	0	1	4	3	16	0	0	3	156	18	192
4	2	2	5	10	3	9	1	4	4	28	4	55	1	90	20	198
5	0	0	1	2	0	0	0	0	1	6	2	30	0	0	4	38
6	0	0	0	0	0	0	0	0	2	14	3	40	1	194	8	256
7	2	2	2	4	4	12	0	0	5	32	0	0	3	207	16	257
8	0	0	1	2	2	6	1	4	4	25	3	45	1	36	12	118
9	1	1	2	4	0	0	0	0	1	6	3	41	1	27	8	79
10	0	0	0	0	1	3	0	0	1	8	0	0	0	0	2	11
11	2	2	1	2	2	6	0	0	3	16	0	0	3	294	11	320
12	0	0	0	0	0	0	0	0	0	0	0	0	3	384	3	384
13	0	0	1	2	0	0	0	0	0	0	1	13	1	42	3	57
14	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
15	0	0	0	0	0	0	0	0	0	0	1	14	0	0	1	14
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1,086	36	1,146
17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0	2	68	2	68
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0	2	810	2	810
B1	2	2	0	0	0	0	0	0	3	17	3	48	0	0	8	67
2	2	2	0	0	0	0	0	0	2	15	0	0	0	0	4	17
3	2	2	7	14	2	6	0	0	3	20	5	69	2	45	21	156
4	0	0	4	8	0	0	1	4	14	107	5	65	1	24	25	208
5	2	2	0	0	2	6	2	8	6	44	7	94	2	45	21	199
6	3	3	0	0	0	0	0	0	4	28	12	152	6	371	25	554
7	7	7	0	0	0	0	0	0	4	31	7	102	2	41	20	181
8	7	7	0	0	1	3	0	0	1	7	2	28	0	0	11	45
9	0	0	2	4	0	0	3	12	7	53	10	121	0	0	22	190
10	0	0	0	0	0	0	0	0	6	42	3	41	2	119	11	202
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	4	16	18	114	3	37	1	24	26	194
2	0	0	0	0	0	0	5	20	31	188	8	109	0	0	44	317
E1	11	11	0	0	0	0	0	0	4	26	0	0	0	0	15	37
2	4	4	2	4	1	3	12	48	27	165	15	191	2	45	63	460
3	1	1	3	6	0	0	16	64	39	233	12	168	1	21	72	493
F1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G1	1	1	0	0	0	0	8	32	7	40	2	22	2	48	20	143
2	2	2	2	4	0	0	9	36	24	153	3	34	2	51	42	280
3	2	2	26	52	0	0	5	20	9	68	6	70	0	0	48	212
4	4	4	15	30	4	12	2	8	18	116	8	112	1	24	52	306
H1	1	1	0	0	0	0	3	12	20	128	5	71	2	43	31	255
2	0	0	0	0	0	0	0	0	17	117	4	60	0	0	21	177
I1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

New Construction - Continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
J1	0	0	0	0	0	0	0	0	1	8	1	14	3	77	5	99
2	0	0	0	0	0	0	1	4	3	23	4	55	3	99	11	181
3	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
4	2	2	3	6	2	6	1	4	7	51	3	33	0	0	18	102
5A	3	3	3	6	0	0	2	8	9	57	8	107	0	0	25	181
5B	2	2	1	2	3	9	7	28	10	64	6	70	0	0	29	175
6	1	1	0	0	0	0	1	4	1	8	1	17	2	201	6	231
7	2	2	2	4	0	0	1	4	3	21	1	15	5	167	14	213
8	1	1	0	0	0	0	0	0	1	7	13	174	10	417	25	599
9	0	0	0	0	0	0	0	0	0	0	0	0	2	227	2	227
10	0	0	1	2	0	0	0	0	3	20	1	15	2	231	7	268
11	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
12	0	0	0	0	0	0	2	8	4	33	7	102	3	70	16	213
13	0	0	0	0	0	0	1	4	2	17	0	0	0	0	3	21
14	1	1	0	0	0	0	0	0	1	8	0	0	0	0	2	9
15	0	0	0	0	0	0	2	8	4	26	4	44	0	0	10	78
16	0	0	3	6	0	0	1	4	7	49	2	27	0	0	13	86
17	0	0	0	0	0	0	1	4	9	59	12	187	3	75	25	325
18	0	0	0	0	0	0	0	0	2	12	0	0	0	0	2	12
19	5	5	56	112	5	15	1	4	4	30	4	67	3	99	78	332
20	2	2	10	20	3	9	4	16	6	42	2	24	1	21	28	134
K1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
L1	13	13	27	54	5	15	13	52	14	97	3	41	1	30	76	302
2	1	1	5	10	1	3	7	28	5	35	3	41	2	60	24	178
3	0	0	2	4	1	3	4	16	3	20	0	0	2	46	12	89
4	94	94	9	18	0	0	8	32	1	6	2	20	0	0	114	170
5A	52	52	8	16	0	0	2	8	3	18	6	72	0	0	71	166
5B	74	74	0	0	0	0	0	0	23	156	19	206	0	0	116	436
M1	82	82	16	32	3	9	6	24	2	16	0	0	0	0	109	163
2	48	48	10	20	1	3	1	4	3	19	0	0	0	0	63	94
3	4	4	12	24	0	0	4	16	2	14	2	30	0	0	24	88
4	58	58	21	42	0	0	6	24	5	27	3	30	0	0	93	181
5A	52	52	0	0	0	0	0	0	1	6	0	0	0	0	53	58
5B	68	68	14	28	2	6	1	4	6	46	0	0	0	0	91	152
6	139	139	4	8	4	12	6	24	3	18	0	0	0	0	156	201
7	17	17	4	8	2	6	2	8	3	16	0	0	0	0	28	55
8	50	50	9	18	1	3	6	24	5	34	2	24	2	49	75	202
9	271	271	3	6	0	0	1	4	3	23	2	30	0	0	280	334
10	169	169	3	6	0	0	10	40	1	6	1	10	0	0	184	231
11	429	429	12	24	3	9	3	12	4	27	4	47	1	573	456	1,121

New Construction - continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
N1	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
2	0	0	1	2	0	0	3	13	4	28	2	22	2	134	12	198
3	2	2	0	0	0	0	2	8	10	66	0	0	4	183	18	259
4	16	16	25	50	15	45	19	76	28	185	59	759	5	143	167	1,274
5A	0	0	5	10	2	6	0	0	6	45	2	30	1	26	16	117
5B	2	2	12	24	0	0	3	12	9	63	3	38	3	87	32	226
6	14	14	6	12	4	12	2	8	9	57	4	53	1	30	40	186
7	0	0	1	2	0	0	4	16	5	34	2	29	3	63	15	144
8	0	0	1	2	0	0	4	16	2	13	0	0	2	81	9	112
9	0	0	0	0	0	0	1	4	3	17	2	29	0	0	6	50
10	1	1	2	4	1	3	9	36	18	120	2	27	0	0	33	191
11	17	17	4	8	0	0	1	4	7	44	3	44	1	30	33	147
12	7	7	10	20	2	6	13	52	7	44	3	42	4	91	46	262
13	283	283	27	54	1	3	6	24	5	31	9	116	0	0	331	511
14	3	3	2	4	1	3	17	68	17	114	7	77	0	0	47	269
15	184	184	16	32	2	6	13	52	11	82	5	56	0	0	231	412
O1	303	303	12	24	0	0	17	68	10	67	14	174	5	395	361	1,031
2	2	2	2	4	3	9	15	60	43	264	15	202	2	57	82	598
3	182	182	34	68	4	12	11	44	5	37	5	62	1	24	242	429
4	48	48	1	2	0	0	0	0	0	0	0	0	0	0	49	50
5A	405	405	2	4	0	0	0	0	0	0	0	0	0	0	407	409
5B	85	85	4	8	3	9	5	20	3	17	4	60	2	44	106	243
6	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
7	16	16	1	2	0	0	0	0	0	0	0	0	1	40	18	58
8A	94	94	4	8	0	0	1	4	1	6	1	16	0	0	101	128
8B	110	110	5	10	1	3	0	0	2	14	1	12	0	0	119	149
9	64	64	6	12	1	3	1	4	3	21	0	0	0	0	75	104
P1	7	7	3	6	3	9	8	32	15	103	4	46	1	27	41	230
2	9	9	0	0	1	3	1	4	2	14	3	35	0	0	16	65
3A	18	18	0	0	0	0	2	8	0	0	1	17	0	0	21	43
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	28	28	30	60	1	3	15	60	27	179	6	77	1	24	108	431
1B	28	28	11	22	1	3	1	4	6	35	1	18	3	66	51	176
R1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: San Francisco Department of City Planning.

APPENDIX TABLE C
DEMOLITION BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1968

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	1,538	1,538	496	992	152	456	70	280	156	1,043	47	583	9	327	2,468	5,219
A1	1	1	1	2	0	0	0	0	1	5	0	0	0	0	3	8
2	8	8	4	8	0	0	0	0	0	0	0	0	0	0	12	16
3	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
4	11	11	4	8	2	6	1	4	3	17	0	0	0	0	21	46
5	1	1	2	4	0	0	1	4	0	0	0	0	0	0	4	9
6	1	1	3	6	1	3	1	4	0	0	0	0	0	0	6	14
7	6	6	3	6	0	0	0	0	1	6	0	0	0	0	10	18
8	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
9	5	5	1	2	0	0	0	0	0	0	0	0	0	0	6	7
10	0	0	1	2	3	9	0	0	2	13	0	0	1	20	7	44
11	4	4	2	4	0	0	0	0	3	20	1	12	2	44	12	84
12	0	0	0	0	0	0	0	0	0	0	1	16	1	32	2	48
13	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
14	0	0	1	2	0	0	0	0	0	0	2	30	0	0	3	32
15	0	0	0	0	0	0	0	0	0	0	1	11	0	0	1	11
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
23	0	0	0	0	0	0	0	0	0	0	0	0	1	28	1	28
B1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	5	5	8	16	0	0	1	4	1	5	0	0	0	0	15	30
4	6	6	7	14	4	12	0	0	0	0	1	12	0	0	18	44
5	10	10	9	18	1	3	0	0	1	5	0	0	0	0	21	36
6	6	6	4	8	3	9	0	0	1	8	2	21	0	0	16	52
7	9	9	1	2	0	0	1	4	2	13	3	48	0	0	16	76
8	7	7	5	10	0	0	0	0	1	6	1	12	0	0	14	35
9	6	6	7	14	1	3	0	0	2	15	0	0	0	0	16	38
10	8	8	11	22	8	24	4	16	1	7	0	0	0	0	32	77
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	19	19	12	24	3	9	0	0	2	11	0	0	0	0	36	63
2	32	32	11	22	1	3	0	0	1	6	0	0	0	0	45	63
E1	4	4	1	2	0	0	1	4	0	0	0	0	0	0	6	10
2	39	39	5	10	0	0	0	0	0	0	0	0	0	0	44	49
3	48	48	8	16	6	18	3	12	1	8	0	0	0	0	66	102
F1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
G1	21	21	0	0	1	3	0	0	0	0	0	0	0	0	22	24
2	23	23	3	6	0	0	1	4	0	0	0	0	0	0	27	33
3	16	16	0	0	0	0	1	4	0	0	1	18	0	0	18	38
4	22	22	2	4	2	6	0	0	0	0	0	0	0	0	26	32
H1	24	24	1	2	5	15	1	4	3	16	0	0	0	0	34	61
2	19	19	4	8	2	6	0	0	1	5	0	0	0	0	26	38

Demolition - continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
J1	4	4	1	2	1	3	1	4	2	14	3	38	0	0	12	65
2	13	13	11	22	9	27	3	12	2	13	0	0	0	0	38	87
3	6	6	6	12	1	3	1	4	0	0	0	0	0	0	14	25
4	16	16	6	12	1	3	0	0	0	0	1	10	0	0	24	41
5A	15	15	4	8	3	9	1	4	2	12	2	20	0	0	27	68
5B	13	13	3	6	0	0	1	4	0	0	3	36	0	0	20	59
6	9	9	16	32	10	30	2	8	3	23	2	23	0	0	42	125
7	16	16	18	36	10	30	6	24	6	42	4	49	0	0	60	197
8	8	8	16	32	11	33	3	12	6	35	9	112	1	42	54	274
9	2	2	2	4	1	3	1	4	3	20	0	0	0	0	9	33
10	21	21	24	48	4	12	7	28	10	69	3	35	0	0	69	213
11	1	1	4	8	2	6	0	0	1	6	1	13	0	0	9	34
12	0	0	2	4	1	3	0	0	2	11	0	0	0	0	5	18
13	4	4	2	4	0	0	0	0	2	12	0	0	0	0	8	20
14	7	7	7	14	2	6	0	0	0	0	0	0	0	0	16	27
15	2	2	1	2	0	0	1	4	5	41	0	0	0	0	9	49
16	1	1	1	2	4	12	0	0	2	13	0	0	0	0	8	28
17	3	3	6	12	1	3	0	0	0	0	0	0	0	0	10	18
18	4	4	3	6	1	3	0	0	3	23	1	12	0	0	12	48
19	9	9	2	4	0	0	0	0	0	0	0	0	0	0	11	13
20	7	7	3	6	0	0	2	8	1	8	0	0	0	0	13	29
K1	5	5	5	10	4	12	2	8	5	29	0	0	0	0	21	64
2	3	3	5	10	1	3	1	4	2	14	0	0	1	120	13	154
3	3	3	2	4	4	12	2	8	2	12	1	10	0	0	14	49
4	7	7	7	14	0	0	0	0	1	6	0	0	0	0	15	27
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	9	9	4	8	2	6	1	4	5	30	1	12	0	0	22	69
L1	43	43	9	18	2	6	1	4	12	95	0	0	1	20	68	188
2	22	22	10	20	1	3	0	0	3	18	1	12	0	0	37	75
3	11	11	6	12	2	6	1	4	1	5	0	0	0	0	21	38
4	43	43	5	10	1	3	0	0	0	0	0	0	0	0	49	56
5A	35	35	5	10	0	0	0	0	3	24	0	0	0	0	43	69
5B	11	11	0	0	0	0	0	0	20	160	0	0	0	0	31	171
M1	13	13	2	4	1	3	0	0	0	0	0	0	0	0	16	20
2	9	9	2	4	0	0	0	0	0	0	0	0	0	0	11	13
3	7	7	19	38	1	3	0	0	2	11	0	0	0	0	29	59
4	21	21	5	10	0	0	0	0	0	0	0	0	0	0	26	31
5A	7	7	1	2	0	0	0	0	0	0	0	0	0	0	8	9
5B	45	45	7	14	1	3	0	0	0	0	0	0	0	0	53	62
6	28	28	2	4	2	6	0	0	0	0	0	0	0	0	32	38
7	43	43	6	12	1	3	1	4	0	0	0	0	1	21	52	83
8	59	59	4	8	0	0	0	0	1	5	0	0	0	0	64	72
9	7	7	2	4	0	0	0	0	0	0	0	0	0	0	9	11
10	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
11	53	53	2	4	1	3	3	12	0	0	0	0	0	0	59	72

Demolition - continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
N1	6	6	5	10	3	9	2	8	5	29	1	10	0	0	22	72
2	3	3	3	6	1	3	0	0	1	6	0	0	0	0	8	18
3	8	8	3	6	0	0	0	0	1	7	0	0	0	0	12	21
4	17	17	2	4	0	0	3	12	0	0	0	0	0	0	22	33
5A	7	7	3	6	1	3	2	8	1	5	0	0	0	0	14	29
5B	13	13	2	4	1	3	0	0	0	0	0	0	0	0	16	20
6	9	9	5	10	1	3	2	8	0	0	0	0	0	0	17	30
7	7	7	3	6	1	3	0	0	0	0	0	0	0	0	11	16
8	5	5	9	18	0	0	0	0	1	5	1	11	0	0	16	39
9	9	9	18	36	2	6	0	0	3	17	0	0	0	0	32	68
10	10	10	7	14	2	6	1	4	7	39	0	0	0	0	27	73
11	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
12	22	22	3	6	1	3	0	0	0	0	0	0	0	0	26	31
13	12	12	0	0	0	0	0	0	0	0	0	0	0	0	12	12
14	28	28	11	22	3	9	0	0	1	5	0	0	0	0	44	72
15	65	65	7	14	0	0	1	4	0	0	0	0	0	0	73	83
O1	20	20	10	20	0	0	0	0	0	0	0	0	0	0	30	40
2	53	53	15	30	4	12	0	0	0	0	0	0	0	0	72	95
3	34	34	2	4	0	0	0	0	0	0	0	0	0	0	36	38
4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
5A	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
5B	23	23	1	2	0	0	0	0	0	0	0	0	0	0	24	25
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8A	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
8B	31	31	1	2	0	0	0	0	0	0	0	0	0	0	32	33
9	50	50	4	8	1	3	0	0	0	0	0	0	0	0	55	61
P1	11	11	2	4	0	0	0	0	1	6	0	0	0	0	14	21
2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
3A	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	31	31	7	14	2	6	1	4	0	0	0	0	0	0	41	55
1B	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4

Source: San Francisco Department of City Planning

ACKNOWLEDGMENTS

City and County of San Francisco
Department of City Planning

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This report was written by Mr. James Paul, Planner III - Housing Specialist. Data collection and research was carried out by Mr. Clifford Marks, Planner I, and graphics were prepared under the direction of Mr. Frank Hendricks, Senior City Planning Draftsman. Mrs. Henryette Emanuel and Miss Lenora Lee provided clerical assistance.